WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2014

Notary Public:

MY COMMISSION EXPIRES: 12-27-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hilary Grace Nance	CMC Funding, Inc.	Parcel ID:
7325 Middlebrook Circle	804 Green Valley Road, Ste. 106	126150B22200
Nashville, TN 37221	Greensboro, NC 27408	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Robert K. Smith and wife, Michele Smith

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Hilary Grace Nance, unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the plan of Section Two, Lexington Point Subdivision, as of record in Instrument 20010515-0049954, Surveyor's Certificate in Instrument 20011214-0138239, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Robert K. Smith and Michele S. Smith by deed from David Partee and Julie S. Partee, of record in Instrument 20080527-0053622, dated May 23, 2008, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 200010180103445; 200105220052909; and 200202140019754, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20010515-0049954, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7325 Middlebrook Circle, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of May, 2014.

Robert K. Smith

Michele Smith

Davidson County DEEDWARR
Recvd: 05/20/14 14:33 3 pgs
Fees:18.00 Taxes:684.13
20140520-0043451

STATE OF MAINE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert K. Smith and Michele Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal 13 day of May, 2014.

My Commission Expires: 5/10/19 Katrina Blood
Notary Public



KATRINA BLOOD
Notary Public
Maine
My Commission Expires May 10, 2019

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).